

Amendments Summary - Amendment Package 2 to the Gympie Regional Council Planning Scheme 2013 (to create v3.0)

Item	Planning Scheme Section (Version 3.0)	Proposed Change
Bushfire		
1.	Bushfire Hazard Overlay mapping	<p>Amend the Bushfire Hazard Overlay mapping to reflect current data from State government.</p> <p>Also add the following note in the legend:</p> <p>For the purposes of section 12 of the <i>Building Regulation 2006</i>, land identified within the Bushfire Hazard Overlay is designated as a bushfire prone area.</p>
2.	Bushfire overlay sections in all zone codes: <ul style="list-style-type: none"> • E.g. Residential living zone code (Section 5, AO14.1) 	Terminology amended throughout the Planning Scheme to reflect new State Government Bushfire Hazard terminology i.e. Very High, High or Medium Potential Bushfire Intensity, and Potential Impact Buffer (previously medium and high risk areas).
3.	Section 1.6 Building work regulated under a planning scheme	Added: <p>For the purposes of section 12 of the <i>Building Regulation 2006</i>, land identified within the Bushfire Hazard Overlay is designated as a bushfire prone area.</p>
Dual occupancy		
4.	Table 8.7 Minimum vehicle parking requirements	Amend Dual occupancy and Multiple dwelling vehicle parking requirements in Table 8.7 to require a minimum of two (2) car parking spaces where three (3) or more bedrooms are proposed.

5.	<p>Minimum lot size for dual occupancies:</p> <ul style="list-style-type: none"> Residential living zone code (Section 3, PO7 and AO7.1); and Character residential zone Code (Section 2, PO7 and AO7.1) 	<p>Increase minimum lot size from 750m² to 800m² for dual occupancies, and add 'exclusive of any access strip.'</p> <p>Amend AO to reflect this.</p> <p>PO also amended.</p>
6.	<p>Private open space and Communal space:</p> <ul style="list-style-type: none"> Residential living zone code (Section 3, PO9 and AO9.1), Residential choice zone code (Section2, PO7 and AO7.1); and Character residential zone code (Section 2, PO9 and AO9.1) 	<p>Amend PO to require each dwelling to have sufficient open space of suitable area, dimensions and configuration to encourage outdoor use.</p> <p>Amend AO to specify that the total private open space area (40m²) is not to be made up of more than two (2) parts.</p>
7.	6.2.22 Township zone code (Section 3, PO11)	New AO and PO added to the Township Zone Code in the Dual occupancy section that requires Dual occupancies to be dispersed.
Advertising Devices		
8.	Sections within each zone code relating to Advertising devices	New Advertising devices code drafted (8.3.1 Advertising devices code) and added. Advertising device sections that are replicated in each zone code have been deleted.
9.	<p>5.5 Categories of development and assessment:</p> <ul style="list-style-type: none"> Table 5.28 Operational work (Advertising devices); and 8.3.1 Advertising devices code, Table 8.2: AO9.1, AO9.3, AO9.7 	<p>The proposed amendments include "Advertising device if for a sporting field fence sign, and the sign is placed so as to be facing inwards to the sporting field and is contained within the fence and does not protrude beyond the fence" in Table 5.28 under Accepted development.</p> <p>8.3.1 Advertising devices code, Table 8.2, AO9.1, AO9.3 and AO9.7 are also proposed to be amended to reflect a policy position supporting appropriately sized and located sporting field fence signs. This will introduce less onerous</p>

		requirements than that which was previously proposed as Part of Amendment Package 2 and placed on public consultation as part of the first round of consultation.
Home based business		
10.	Sections within each zone code relating to Home based business.	New Home Based Business Code (8.2.1 Home based business code) drafted and added. Home based business sections that are replicated in each zone code have been deleted.
11.	5.5 Categories of development and assessment: <ul style="list-style-type: none"> Table 5.9 District centre zone 	Amend table of assessment for the District Centre zone to reduce the level of assessment for Home based business from Impact to Accepted development subject to requirements.
Design Standards		
12.	5.5 Categories of development and assessment: <ul style="list-style-type: none"> Table 5.29 Operational work (excluding advertising device) 	Amend table of assessment for Operational work to: <ul style="list-style-type: none"> clarify Accepted development where filling or excavating for a dam. Add as Accepted development filling or excavating if not exceeding 50m³ of material, filling or excavating on a rural zone and associated with a rural activity, retaining walls less than 1m and with no surcharge, include as Accepted development subject to requirements work for a driveway or carpark where not impacting on Council infrastructure and filling or excavating not more than 500m³ in the rural zone and not more than 50m³ otherwise, and add as Code assessment retaining walls greater than 1m or where retaining any surcharge if in conjunction with bulk earthworks with a material change of use or reconfiguring a lot.
13.	Throughout the entire scheme	General amendments made to: <ul style="list-style-type: none"> provide clarity around intended outcomes, assist with ease of use and interpretation,

		<ul style="list-style-type: none"> • reduce duplication, • provide consistency in the relationship between tables of assessment, various codes and planning scheme policy.
14.	Zone codes	<p>References to infrastructure removed from zone codes as this was generally repeated in the Infrastructure and Operational Work (excluding Advertising Device) Code.</p> <p>Tables of assessment for zone codes amended to include the Infrastructure and Operational Work (excluding Advertising Device) Code to ensure these infrastructure provisions are called up.</p>
15.	8.3.3 Infrastructure and operational work (excluding advertising device) code	<p>Amendments made to the Code including:</p> <ul style="list-style-type: none"> • Section 6 Construction added to deal with air, noise, lighting emissions, traffic management etc. during construction. • access provisions clarified and now include AOs that reference standards in the Planning Scheme Policy i.e. AO10.1 sealed driveways for rear (hatchet shaped) lots. • infrastructure and servicing provisions i.e. water, sewerage, stormwater, telecommunications, electricity specifically tailored for Material Change of Use (Section 2) and Reconfiguring a Lot (Section 3) developments. • new provisions relating to cut and fill batters and retaining walls (AO2.1).
16.	<p>8.3.3 Infrastructure and operational work (excluding advertising device) code</p> <p>AO4.1 "Development does not occur within 2m horizontally of any part of an underground water supply, sewerage...etc." (now AO6.1)</p>	<p>Delete reference to 2m.</p> <p>AO amended to reference the Queensland Development Code (QDC) <i>Building over or near relevant infrastructure</i> and Planning Scheme Policy 1.</p> <p>Diagram included (reproduced from QDC) to demonstrate.</p>

17.	Table 8.7 Minimum vehicle parking requirements	Amend minimum parking requirements for Club, Health care services, Low impact industry, Medium impact industry, Transport depot and Warehouse. Add in minimum car parking requirements for Community use.
18.	Table 8.7 Minimum vehicle parking requirements	Define what is meant by a "bus" by inserting Standard Service Vehicle Definitions included in the parking table (end of table).
19.	Areas in the Planning Scheme that state 'must have access to a sealed road'	Table SC1.2.1 Administrative terms and definitions includes for 'road frontage'. E.g. 8.3.2 Reconfiguring a lot code, Overall outcome (r) amended to introduce the requirements for 'sealed roads'.
20.	Application of WSA Codes in Planning Scheme Policy 1: Development Standards	Amend current references of WSA Codes to the newly adopted WBBROC Design and Construction Code e.g. Table SC6.1 Standards for the Provision of Works
21.	Planning Scheme Policy 1: Development Standards	Amend to include: <ul style="list-style-type: none"> • specific reference and detail required for stormwater, earthworks, access, roads, retaining walls, intersections added and amended, • provide for adequate design life, minimise ongoing maintenance and reduce potential of failure (SC6.1.2.1(c) Purpose of the policy), • policy wording catching up with council processes, design standards, and State Planning Policy changes, • uncompleted works bonds no longer accepted, • incorporated Inspection and Test Plan and standard Council forms, • WBBROC standards adopted reference added into policy, and • updated list of standard drawings (via web link) (Table SC6.14 Gympie Regional Council Standard Drawings).

22.	Planning Scheme Policy 1: Development Standards	Deemed to comply table added in for detention basins (Table SC6.8 Site Storage Requirements (SSR) – Deemed to comply solution).
23.	Planning Scheme Policy 1: Development Standards (PSP1)	Table SC6.11 in PSP 1 amended to include minimum flood levels previously contained in tables at the end of each zone code. Table SC6.11 is contained in the flooding section of the policy for ease of use.
Secondary dwellings		
24.	Zone Codes for Secondary dwellings (GFA)	Added new AO, PO and OO to the following codes that increases GFA from 60m ² to 70m ² : <ul style="list-style-type: none"> • 6.2.1 Residential Living Zone Code, Section 2, PO4 • 6.2.2 Residential Choice Zone Code, Section 1, PO2 • 6.2.3 Character Residential Zone Code, Section 1, PO2 • 6.2.4 Tourist Accommodation Zone Code, Section 1, PO2 • 6.2.20 Rural Zone Code, Section 1, PO3 • 6.2.21 Rural Residential Zone Code, Section 1, PO3 • 6.2.22 Township Zone Code, Section1, PO2
25.	Tables of assessment and Zone codes for Secondary dwellings (proximity to primary dwelling)	Amend existing wording requiring secondary dwellings to be 'attached' to either annexed to or located no further than 20m from the primary dwelling e.g. 6.2.1 Residential Living Zone Code, Section 2, AO5.1
Reconfiguring a Lot		
26.	8.3.2 Reconfiguring a Lot Code	AO added to Code nominating a frontage to depth ratio of 3:1 (AO3.2).
27.	8.3.2 Reconfiguring a Lot Code	Delete AO5.7 'rear lots are only created where the site gradient is greater than 5%.'
28.	8.3.2 Reconfiguring a Lot Code	PO12: Infrastructure section in Reconfiguring a Lot Code deleted as infrastructure provisions for Reconfiguring a Lot and Material Change of Use

		have now been included in the Infrastructure and Operational Work (excluding Advertising Device) Code.
Categories of development and assessment – material change of use (Tables of Assessment)		
29.	5.5 Categories of development and assessment: <ul style="list-style-type: none"> • Table 5.11 Specialised Centre zone 	Delete 'Dwelling house' from 'Accepted development' in the 'Gympie Medical Precinct' section and raise the level of assessment to 'Code'.
30.	5.5 Categories of development and assessment: <ul style="list-style-type: none"> • Table 5.18 Industry Investigation zone 	Amend the Industry Investigation zone assessment table to elevate the level of assessment for Animal keeping (Cattery or kennel) from Accepted development to Code assessment.
31.	5.5 Categories of development and assessment: <ul style="list-style-type: none"> • Table 5.4 Residential living zone • Table 5.24 Rural residential zone • Table 5.25 Township zone 	A Dwelling house in the Residential Living zone, Rural residential zone and Township zone is already Accepted development. Amend wording to include 'where having lawful access to a Council maintained road or state-controlled road.'
32.	5.5 Categories of development and assessment: <ul style="list-style-type: none"> • Table 5.4 Residential living zone • Table 5.18 Industry investigation zone • Table 5.23 Rural zone • Table 5.24 Rural residential zone • Table 5.25 Township zone 	Amend wording for a Dwelling house in the tables of assessment from 'site fronting a maintained road' to 'site has lawful access to a Council maintained or state-controlled road'.
33.	5.5 Categories of development and assessment: <ul style="list-style-type: none"> • Table 5.12 Sport and Recreation zone • Table 5.13 Open Space zone • Table 5.19 Community purposes zone 	Table of assessment amended for the Open space zone, Community purposes zone and Sport and recreation zones to enable uses to be Accepted development subject to requirements e.g. Table 5.12 Sport and Recreation zone, Caretaker's accommodation and Community use.

34.	5.5 Categories of development and assessment: <ul style="list-style-type: none"> Table 5.10 Local Centre zone 	Amend table of assessment for Local centre zone to acknowledge 'Health care services' as Accepted development subject to requirements where in an existing commercial building for Tin Can Bay and Rainbow Beach only.
Miscellaneous		
35.	6.2.22 Township zone code, Overall outcomes	Overall outcome (f), revised that 'development is provided with appropriate infrastructure and services'. Delete reference to 'standard normally expected in isolated communities'.
36.	6.2.22 Township zone code, PO13 (Open space)	PO13 (Open space) was under Section 5 Advertising devices of the code in error. This has been amended and PO13 moved to the correct Section 4 Dual occupancy heading.
37.	Schedule SC1.1.2 Industry thresholds	Industry thresholds (as provided in the Queensland Planning Provisions) included in SC1.1.2.
38.	8.3.3 Infrastructure and Operational Works (excluding Advertising Device) Code, Table 8.6, AO5.7	Proposed deletion of "an area suitable to accommodate" in the Infrastructure and Operational Work (excluding Advertising Device) code, Table 8.6, AO5.7. The proposed amendment changes the requirement for on-site treatment and disposal system to ensure the system is provided as part of the development, as opposed to "an area suitable to accommodate" the system being provided. This applies to areas that are not within a sewerage service area. This corrects a misalignment between the PO associated with this AO, as the PO requires development to provide for and connect to infrastructure.
39.	Planning Scheme Policy 1: Development Standards, SC6.1.7.7.1, Item 2	Proposed deletion of "and Council". The proposed amendment to clarify that drainage easements created to support development to be in favour of the land benefitting from the drainage infrastructure.

Caretaker's accommodation		
40.	Table 6.31 Rural zone code, Section 2, AO10.2	Amend Table 6.20 Rural zone code, Section 2, AO10.2 to prescribe 15m minimum street frontage setback for Caretaker's accommodation to be consistent with the current 15m setback required for Dwelling houses.
41.	Caretaker's accommodation sections in zone codes	Additional AO added to strengthen use to caretake for legitimate non-residential use e.g. Table 6.31 Rural zone code, AO9.3.
Irregular and Infrequent Uses		
42.	Throughout the Planning Scheme	Based on the State government's direction on proposed amendments to address any ambiguity associated with interpreting the "Temporary use" administrative definition, all proposed amendments to "Irregular and Infrequent Uses" were removed as part of the amendment process. The "Temporary use" administrative definition remains as per the Gympie Regional Council Planning Scheme v2.0.
Administrative terms and definitions		
43.	Table SC1.2 Use definitions, Column 3 Examples Include, 'Short-term accommodation'	'Farm stay' removed from the 'examples include' list for short-term accommodation.
44.	Table SC1.2.1 Administrative terms and definitions	Administrative definitions added for: <ul style="list-style-type: none"> • Agri-tourism • Direct access • High scenic amenity area • Industrial building • Lawful access • Minor operational work • Non-residential zone

		<ul style="list-style-type: none"> • Non-urban zone • Overland flow path • Road frontage • Scenic route • Suitably Qualified Person • Third party advertising device • Total use area • Urban zone • Watercourse
Victory Heights Local Development Area		
45.	Victory Heights Local Development Area (LDA)	<p>Final proposed amendments retain the current adopted zoning of a combination of Medium impact industry zone and Low impact industry zone within the Victory Heights LDA, amend the Ascot Road Community Hub (Lot 2 SP246429) to a Community Purposes zone, and remove the associated LDA boundary (refer to associated changes to Zone Plan Map 33).</p> <p>Accordingly, proposed amendments include removal of all references to Victory Heights as a LDA, particularly within the Strategic Framework, relevant Tables of Assessment and Zone Codes.</p>